

Cato Township Planning Commission
Meeting Minutes
September 11, 2024

The Cato Township Planning Commission met for a regular meeting on Wednesday, September 11, 2024, at the Lakeview Community Center.

Meeting called to order:

Chairman Morrow called the meeting to order at 6:00pm with the Pledge of Allegiance.

Members present:

Morrow expires 12-2024
Main expires 12-2025
Striker expires 12-2026
Behrenwald expires 11-2024
Cumings expires 12-2026

Others present:

David Kelsey, Cato Zoning Administrator
Leslie Abdo
9? members of public

Approval of Agenda:

Striker motioned and Main supported to approve the meeting agenda as presented with the change of

New business:

- Regulate instead of regular.
- Add reading of letter from Winfield township.

All in favor, motion carried

July 17, 2024 Meeting Minutes:

Morrow motioned and Main supported to approve the August meeting minutes with changes.

Remove from Zoning Report:

- Camper on lake property what is the zoning ordinance.
- Does something need to be added to ordinance for camping on a lot that has no house on it?

All in favor, motion carried.

Public Comment:

Morrow opened public comment.

None

Morrow closed public comment.

Board Liaison Update:

Behrenwald reported on the following:

The Township hired assessor Andy Ross, Andy has until Monday Sep 16th to accept.

Zoning Administrator Update:

Kelsey provided the log sheet for August 2024 zoning permits issued. The following permits were issued in August:

9759 North Lake Rd - Dwelling

7771 N Greenville Rd - Home, Garage, and Pole Barn (remove old)
7682 N Greenville Rd - Storage Building
11589 Juniper- Another ticket issued 7/26/2024 for ongoing blight violation

Moment of Silence for September 11, 2001

Cato Township Residents: Ron & Patricia Buckholtz:

Mr. Buckholtz spoke about concerns regarding the townships lack of clarity/regulation within the zoning ordinances (Section 3.28) on parking/camping on vacant/unimproved Lakefront lots. Mr. Buckholtz asked that the planning commission take immediate action on the issue discussed.

Old Business:

Lakefront-Residential Ordinance:

Morrow read emails from township residents regarding camping and sheds on lakefront lots:

- Genny Towne
- Greg Sims
- Susan Rademacher
- Brian Young

Commissioners discussed issues regarding camping on vacant/unimproved lakefront lots.

Attorney discussed what other township ordinance's regulate.

- Temporary use for camping, accessory use not permanent.
- Potential for permit needed for camping on vacant/undeveloped lot.
- Could be a Health Department Issue with septic concern.
- Building Department permit

Kelsey- advised Douglass Township no camping on lake residential

Further discussion about Lakefront-Residential Ordinance.

Attorney to advise on recommended changes for Lakefront-Residential at next meeting.

New Business:

Amend Zoning Ordinance, Regulate Solar Energy Systems

Amend Zoning Ordinance, Regulate Wind Energy Systems

-Attorney discussed how the amendments would only take effect if PA 233 does go into effect for Wind and Solar.

-Attorney also talked about recommended acreage, 300-500 acres for all energy systems allowed within the township.

-Commissioner Stryker advised he will abstain from the vote due to moral conflicts because of the State taking control

Battery Energy Storage Ordinance

-Attorney Provided an ordinance for Battery Energy Storage Ordinance

-Ordinance was written to follow the current township ordinances while following the new state guidelines.

Amendments for Wind and Solar Ordinances, new Ordinance for Battery Storage will be presented at the public hearing and voted on at next Special Meeting October 9, 2024

Chairman Morrow advised he will not be renewing his Seat.

Winfield Township letter advised that they are revising their master plan and invited the commission cooperation

Public Comment:

Jamie Snyder Cato TWP

-Encourage the commission to set lot size limit for Wind energy location to limit non participant exposure

-Battery storage ordinance posted for citizens to view?

Ron Buckholtz Cato TWP

- Asked questions about his current situation and neighbor camping on vacant lot.

- What dose the process look like for changes to be made to current ordinance.

Nancy linbold Cato TWP

-Talked about Honeymoon Heights ordinance in regards to limit on camping

-Trailer/Camper not permitted as a permanent structure

Matt Hubbard Cato TWP

-Multiple property owners involved, please come up with a solution for property owners to be able to enjoy their property

Dave Kelsey

- Suggest to limit amount of campers allowed on a lot

Marcy Myers Cato TWP

- Asked about being able to choose lots/parcels for commercial energy system

Lynn Bowen Cato TWP

- Asked about the Planning Commissions involvement with the new Trail within the Village and Township Properties

Public comment closed

Next Meeting:

The next meeting of the commission is a special hearing/meeting scheduled for October 9, 2024.

Next Regular meeting scheduled for November 13, 2024.

Adjournment:

There being no further business to come before the commission, a motion was made by Main and supported by Cumings to adjourn the meeting. Motion carried.

Recorded by:

Jacob Cumings

Commissioner, Cato Township Planning Commission